

ZONING BOARD OF APPEALS

Town of Orangetown  
20 Greenbush Road  
Orangeburg, New York 10962  
(914) 359-8410 (ex. 4331)

Date: July 28, 2020

TO: OBAPAE

Environmental Management and Engineering  
Rockland County Sewer District #1  
New York State Dept. of Transportation  
Palisades Interstate Park Commission  
Orange and Rockland Utilities  
Orangetown Highway  
Fire Prevention (Performance Standards)

Rockland County Drainage  
Rockland County Health  
Rockland County Planning  
Rockland County Highway  
NYS DEC  
US Army Corps

*Tappan Fire*

Review of Plans: Subdivision of property for SMK Greene, 318 Western Highway, Tappan, NY  
Section 74.18 Block 2 Lot 34 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Group M, Section 3.12, Column 7 (Street Frontage: 75' required, 25' proposed for lot #5 ) for a proposed five lot residential subdivision.

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: [darbolino@orangetown.com](mailto:darbolino@orangetown.com) or
- Fax to the Town of Orangetown ZBA @845 359 8526

**Zoning Board Meeting Date: September 16, 2020**

- ( ) Comments attached
- ( ) No Comments at this time. Please send future correspondence for review.
- ( ) No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- ( ) This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, September 16, 2020** . **Kindly forward your completed review to this office by September 16, 2020.**

Reviewing Agency \_\_\_\_\_

Name \_\_\_\_\_ date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, Deborah Arbolino





OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN

20 Greenbush Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**ZONING BOARD OF APPEALS**

Date: 7/23/2020

Applicant: SMK Greene Subdivision

Address: 318 Western Highway, Tappan

Section: 74.18

Block: 2

Lot: 3

Permit# N.A.

Plans Submitted: Subdivision of property for SMK Greene

dated 7/10/2020 signed and sealed by Jay Greenwell, LS ( 2pages)

Project Name: Subdivision- SMK Greene

Date of Submittal to Land Use Board: 7/23/2020

Date of Board Meeting: TBD

Sincerely,

Debbie Arbolino

Administrative Aide

RECEIVED

JUL 23 2020

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

*Called Jay  
will drop off  
13 more plans  
7/23/2020  
3pm*

Date/Initial of OBZPAE Review Completed:  7/23/2020

85 Lafayette Ave.  
Suffern, NY 10901  
(845) 357-0830  
fax 357-0756  
email: greenwellpls@aol.com

**Jay A. Greenwell, PLS, LLC**  
**Land Surveying and Land Planning**

July 13, 2020

The Town of Orangetown Zoning Board  
Greenbush Road  
Orangeburg, NY 10962

Attn: Debbie Arbolino, Clerk

Re: Subdivision – “SMK Greene”  
Tax Lot 74.18-2-3, Proj. #21948

Dear Debbie:

The above project is a proposed five lot subdivision on Greene Road, Independence Ave., and Western Highway in Tappan. We are herewith submitting for the variance required, as referred by the Planning Board.

Included with this submission are the following:

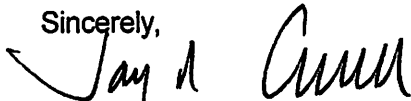
- Application forms and affidavits
- Narrative Summary
- Long Form EAF previously given to Planning Board
- List of owners within 200' radius, with stamped envelopes
- Deed to present owner
- 2 sets of proposed subdivision plans
- Fee checks: (\$150 Ad fee, \$65 GIS, \$250 Application fee)

*PAID @ P.B. APPLICATION*

Please advise when the application is deemed complete, and we will follow up with the additional submittal prints.

Should you have any questions, please give this office a call.

Sincerely,

  
Jay A. Greenwell, PLS

cc: Sean Keenan

85 Lafayette Ave.  
Suffern, NY 10901  
(845) 357-0830  
fax 357-0756  
email: Greenwellpls@aol.com

**Jay A. Greenwell, PLS, LLC**  
Land Surveying and Land Planning

July 22, 2020

**NARRATIVE SUMMARY**

**Subdivision of Property for SMK Greene**

The subject application involves 318 Western Highway (Tax Lot 74.18-2-3), being a parcel of land containing 1.75 acres. The site has frontage on Greene Road, Independence Avenue, and Western Highway. The property is zoned R-15. There is an existing single family dwelling and several garage / sheds on the property, which are all proposed to be demolished.

The property has 76,014 square feet in total, which provides enough lot area for five conforming R-15 lots. However, the geometry of the parcel contributes to one lot needing a variance for lot frontage. Accordingly, the applicant is requesting a variance to be able to construct five dwellings, with proposed Lot 5 needing a variance for 25' frontage vs. the 75' requirement.

When the project appeared first before the Planning Board, the layout depicted three lots oriented towards Greene Road, one lot facing Independence Ave., and the remaining lot accessing Western Highway. Public and Planning Board concerns led to the development of a revised layout with two driveways on Western Highway, as submitted herewith. Note that the driveways are as far from the intersection with Independence Ave. as possible. This layout was preferred by the Planning Board and received Preliminary Approval, subject to the applicant securing the frontage variance.

All public utilities are available to the site, including gravity sewer, water, gas, electric, cable, and drainage. Mitigation for new impervious areas would be directed into Cul-tech chambers with stone filled excavations on each of the new lots.

Jay A. Greenwell Date 7/22/2020

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: 7/22/2020

2020 LAND USE BOARD APPLICATION

*Please check all that apply:*

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input checked="" type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input checked="" type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: \_\_\_\_\_

ASSIGNED \_\_\_\_\_

INSPECTOR: \_\_\_\_\_

Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: SUBDIVISION OF PROPERTY FOR SMK GREENE

Street Address: 318 WESTERN HIGHWAY  
TAPPAN, NY 10983

Tax Map Designation:  
Section: 74.18 Block: 2 Lot(s): 34  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the WEST side of WESTERN HIGHWAY, approximately 0 feet SOUTH of the intersection of INDEPENDENCE AVE., in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel <u>1.745</u>	Zoning District <u>R-15</u>
School District <u>TAPPAN</u>	Postal District <u>10983</u>
Ambulance District <u>SO. ORANGETOWN</u>	Fire District <u>TAPPAN</u>
Water District <u>SUEZ NY</u>	Sewer District <u>TOWN OF ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)  
PROPOSED DEMOLITION OF EXISTING DWELLING AND SUBDIVISION INTO 5 NEW VACANT RESIDENTIAL BUILDING LOTS, WITH SUBSEQUENT CONSTRUCTION OF NEW DWELLINGS.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 7/22/2020 Applicant's Signature: \_\_\_\_\_

**APPLICATION REVIEW FORM**

**Applicant:** SMK HOME BUILDERS Phone # 914-924-0055

**Address:** 24 WATERS EDGE CONGERS NY 10920  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** SAME AS ABOVE Phone # SAME AS ABOVE

**Address:** SAME AS ABOVE  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** JAY A. GREENWELL, PLS, LLC Phone # 845-357-0830

**Address:** 85 LAFAYETTE AVE. SUFFERN NY 10901  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** DONALD BRENNER Phone # 845-359-2210

**Address:** 4 INDEPENDENCE AVE. TAPPAN NY 10983  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** JAY A. GREENWELL Phone # SAME AS ABOVE

**Address:** SAME AS ABOVE  
Street Name & Number (Post Office) City State Zip Code

**GENERAL MUNICIPAL LAW REVIEW:**

This property is within 500 feet of:  
*(Check all that apply)*

**IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path                       | <input type="checkbox"/> County Stream        |
| <input type="checkbox"/> Municipal Boundary              | <input type="checkbox"/> County Facility      |

List name(s) of facility checked above:  
WESTERN HIGHWAY

**Referral Agencies:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources  |
| <input checked="" type="checkbox"/> RC Drainage Agency    | <input checked="" type="checkbox"/> RC Dept. of Health           |
| <input type="checkbox"/> NYS Dept. of Transportation      | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority            | <input type="checkbox"/> Palisades Interstate Park Commission    |
| <input type="checkbox"/> Adjacent Municipality _____      |  |
| <input type="checkbox"/> Other _____                      |  |

APPLICATION REVIEW FORM

Applicant's Signature and Certification

State of New York )
County of Rockland ) SS.:
Town/Village of ORANGETOWN )

I, SEAN KEENAN hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Signature: [Handwritten Signature]

Mailing Address: 24 WATERS EDGE
CONGERS, NY 10920

SWORN to before this

23 day of July, 2020
[Handwritten Signature]
Notary Public

JAY A. GREENWELL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GR4833608
Qualified in Rockland County
My Commission Expires October 31, 2021

Owner/Applicant's Consent Form to Visit Property

I, SEAN KEENAN, owner/applicant of the property described
in the application submitted to the town/village board, planning board, zoning board of appeals and/or
supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit
the property in question at a reasonable time during the day.

[Handwritten Signature]
Owner/Applicant Signature

SWORN to before this

23 day of July, 2020
[Handwritten Signature]
Notary Public

JAY A. GREENWELL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GR4833608
Qualified in Rockland County
My Commission Expires October 31, 2021



# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )

### If subdivision:

- 1) Is any variance from the subdivision regulations required? NO
- 2) Is any open space being offered? NO If so, what amount? NONE
- 3) Is this a standard or average density subdivision? STANDARD

### If site plan:

- 1) Existing square footage NA
- 2) Total square footage NA
- 3) Number of dwelling units NA

If **special permit**, list special permit use and what the property will be used for.

NA  
\_\_\_\_\_

### Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area NO

Are there **streams** on the site? If yes, please provide the names. NO

Are there **wetlands** on the site? If yes, please provide the names and type:

NO  
\_\_\_\_\_

### Project History:

Has this project ever been reviewed before? NO

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

NA  
\_\_\_\_\_  
\_\_\_\_\_

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

NONE  
\_\_\_\_\_  
\_\_\_\_\_

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York )
County of Rockland ) SS.:
Town/Village of ORANGETOWN

I, SEAN KEENAN being duly sworn, hereby depose and say
that I reside in the county of ROCKLAND in the state of
NEW YORK.

I am the (\* FEE ) owner in the fee simple of premises located
at: 318 WESTERN HIGHWAY
TAPPAN

NEW YORK described in a certain deed of said premises recorded in the Rockland County
Clerk's Office in Liber INST. ID 2020-4046 of conveyances, page --.

Said premises have been in my/its possession since 2020.
Said premises are also known and designated on the Town of ORANGETOWN.
Tax Map as: section: 74.18 block: 2 lot(s): 34.

I hereby authorize the within application on my behalf and that the statement of fact contained in said
application are true, and agree to be bound by the determination of the board.

Owner Signature: [Handwritten Signature]

Mailing Address: 24 WATERS EDGE, CONGERS, NY 10920

SWORN to before this
23 day of July, 20 20
[Handwritten Signature]
Notary Public

JAY A. GREENWELL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GR4833605
Qualified in Rockland County
My Commission Expires October 31, 2021.

\*If owner is a corporation, fill in the office held by deponent and name of corporation, and provide a
list of all directors, officers and stockholders owning more that 5% of any class of stock.

APPLICATION REVIEW FORM

4. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of ORANGETOWN in the petition, request or application or in the property or subject matter to which it relates:

(IF NONE, SO STATE)

- a. Name and address of officer or employee None
b. Nature of interest None
c. If stockholder, number of shares None
d. If officer or partner, nature of office and name of partnership None
e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. None
f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Orangetown.

6. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Signature: [Handwritten Signature]

Mailing Address: SMK Home Builders
24 Waters Edge
Congers, NY 10920

SWORN to before this

23 day of July, 2020

Jay A. Greenwell
Notary Public

JAY A. GREENWELL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GR4833605
Sealed in Rockland County
My Commission Expires October 31, 2021

APPLICATION REVIEW FORM

AFFIDAVIT

State of New York )
County of Rockland ) SS:
Town/Village of OLANGETOWN )

I, SEAN ICEENAN being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the PLANNING BOARD (board) in the town/village of OLANGETOWN affecting property located at 318 WESTERN HIGHWAY, Rockland County, New York.

That the following are all of the owners of property 200' (distance) from the premises as to which this application is being taken.

Table with 3 columns: SECTION-BLOCK-LOT, NAME, ADDRESS. Content: SEE ATTACHED LIST

Owners within  
200 ft of  
Tax Lot 74.18-2-34

74.18-2-17  
Chan Wah Yung  
45 Independence Ave  
Tappan, New York 10983

74.18-2-25  
Jed Miles Gidaly  
15 Berry Court  
Tappan, New York 10983

74.18-2-33  
John & Margaret McNamara  
38 Greene Road  
Tappan, New York 10983

74.18-3-35  
FADB Realty Corp  
4 Independence Ave  
Tappan, New York 10983

74.18-3-48  
Homes for Heroes Inc  
Blue Hill Plaza 5<sup>th</sup> Fl  
Pearl River New York 10965

74.18-2-18  
Yogendra Solanski  
4 Greene Road  
Tappan, New York 10983

74.18-2-26  
Michael Armetta  
20 Greene Road  
Tappan, New York 10983

74.18-2-35  
Tappan Fire District  
PO Box 525  
Tappan, New York 10983

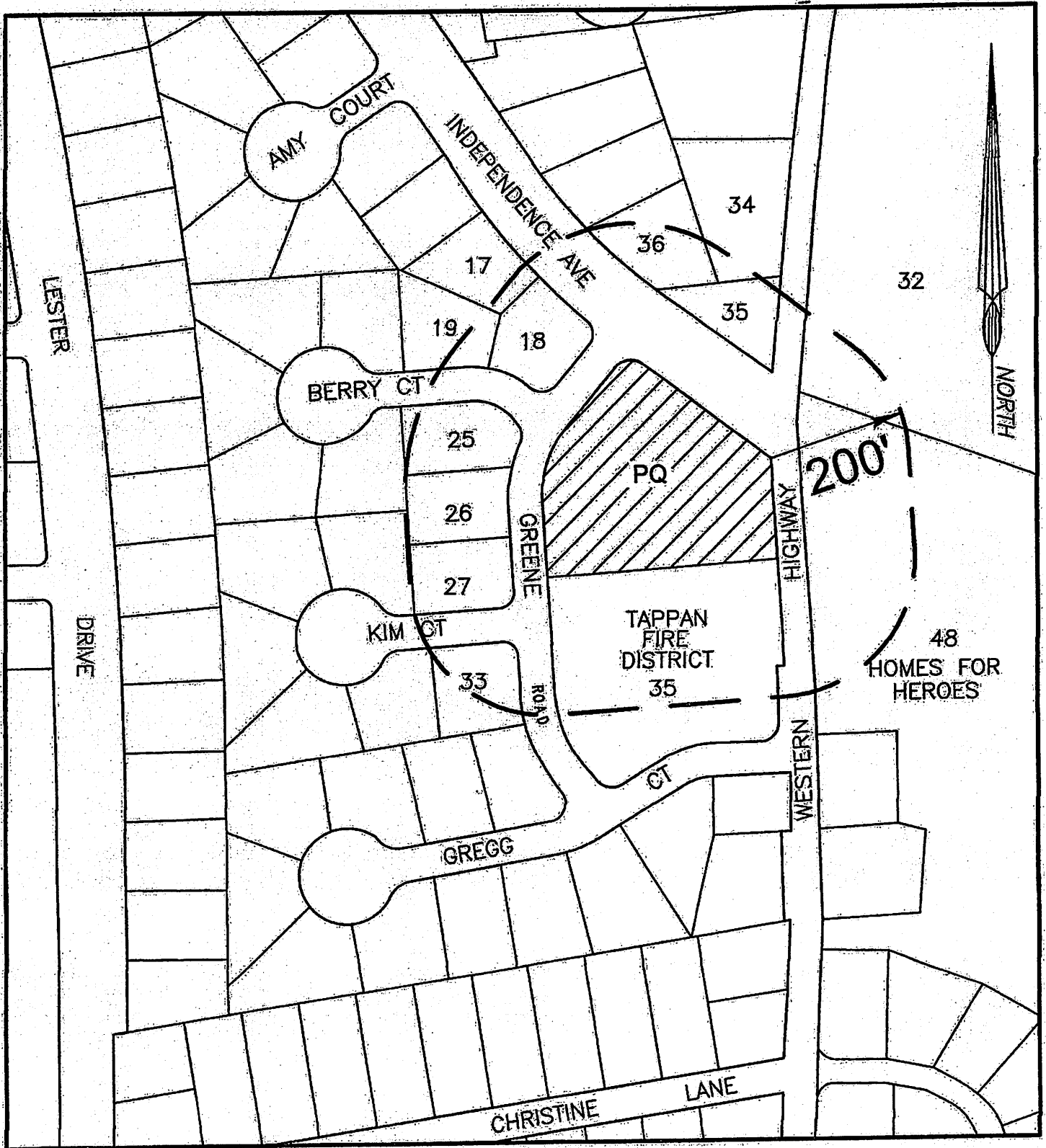
74.18-3-36  
Melanie Chalfin  
24 Independence Ave  
Tappan, New York 10983

74.18-2-19  
Michelle Migge  
14 Berry Court  
Tappan, New York 10983

74.18-2-27  
Ludger Celestin  
28 Greene Road  
Tappan, New York 10983

74.18-3-34  
Vickie Cooper  
8 Bryson Road  
Fairlawn, New Jersey 07410

74.18-3-32  
Joseph & Gloria Miele  
639 Piermont Road  
Closter, New Jersey 07624



VICINITY MAP SCALE 1"=200'

**APPLICATION REVIEW FORM**

**Reimbursement for Professional Consulting Services**

The Town/Village Board, Planning Board and Zoning Board of Appeals in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with such charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village for the cost of such consultant services upon receipt of the bill. Such reimbursement shall be made prior to final action on the application.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full.

Applicant's Signature: 

SWORN to before this

23 day of July, 2020  
Jay L. Cullen  
Notary Public

JAY A. GREENWELL  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01GR4833605  
Qualified in Rockland County  
My Commission Expires October 31, 2021

**APPLICATION REVIEW FORM**

**PART II**

**Application before the Zoning Board of Appeals**

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 3.12, Col. 7, R-15 zone
- Special permit per the requirements of Section \_\_\_\_\_
- Review of an administrative decision of the Building Inspector;
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (*explain*)

---



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To permit construction, maintenance or use of  
 One lot of the proposed subdivision having less than required lot frontage

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*If an area variance is required, please fill out below:*

This application seeks a variance from the provisions of Article III, Section(s)  
3.12, Col. 7 (R-15 zone). Specifically, the applicant seeks a lot frontage variance  
 (*side yard, lot area, height, etc.*) of 25' (vs. 75' requirement) (*feet, height, floor area ratio, etc.*)



Paul Piperato, County Clerk  
1 South Main St., Ste. 100  
New City, NY 10956  
(845) 638-5070

## Rockland County Clerk Recording Cover Sheet

Received From :  
NEW YORK ABSTRACT & AGENCY INC  
424 ROUTE 304  
BARDONIA, NY 10954

Return To :  
NEW YORK ABSTRACT & AGENCY INC  
424 ROUTE 304  
BARDONIA, NY 10954

Method Returned : FILE CABINET

**First GRANTOR**

TAYLOR, TIMOTHY

**First GRANTEE**

SMK HOME BUILDERS INC

Index Type : Land Records

Instr Number : 2020-00004046

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed

Recording Fee: \$191.00

Recording Pages : 5

The Property affected by this instrument is situated in Orangetown, in the County of Rockland, New York

**Real Estate Transfer Tax**

RETT # : 3622  
Deed Amount : \$700,000.00  
RETT Amount : \$2,800.00  
Total Fees : \$2,991.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

On (Recorded Date) : 01/31/2020

At (Recorded Time) : 1:21:00 PM



Doc ID - 050529910005

*Paul Piperato*

Paul Piperato, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: NYROCKLANDUSER15 Printed On : 01/31/2020 At : 1:23:00PM

Executor's Deed—Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT – THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 30<sup>th</sup> day of January, 2020

BETWEEN

TIMOTHY TAYLOR, residing at 181 Keeler Lane, North Salem, New York 10560, as executor of the last will and testament of Snowden Taylor, late of 318 Western Highway, Tappan, New York 10983, who died on the 11th day of March, 2019, party of the first part, and

SMK HOME BUILDERS, INC., residing at 24 Waters Edge, Congers, New York 10920, party of the second part,

WITNESSETH, that whereas letters testamentary were issued to the party of the first part by the Surrogate's Court, Rockland County, New York, and on and by virtue of the power and authority given in and by said last will and testament, and in consideration of Seven Hundred Thousand and No/100 (\$700,000.00) Dollars paid by the party of the second part, the party of the first part does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being and which are more fully described on "Schedule A" annexed hereto,

Street Address: 318 Western Highway, Tappan, New York 10983

Tax Map Designation: 74.18-2-34

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and also all the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

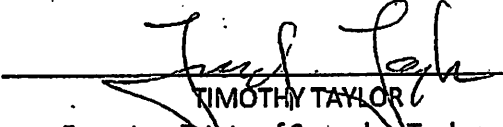
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

Subject to the trust fund provisions of section thirteen of the Lien Law.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF

  
TIMOTHY TAYLOR  
Executor, Estate of Snowden Taylor

**Schedule A Description**

Title Number NYAA-13181

Page 1

ALL that certain plot, piece or parcel of land, situate lying and being in the Town of Orangetown, County of Rockland and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Western Highway, said point marks the dividing line of the premises herein described and the land N/F of the Tappan Fire District (74.18-2-35) and RUNNING THENCE the following eight (8) courses and distances:

(1) On a course of South  $86^{\circ} 01' 09''$  West along lands N/F of the Tappan Fire District, a distance of 334.00' to a point on the easterly side of Greene Road; THENCE

(2) On a course on North  $03^{\circ} 58' 51''$  West along Greene Road, a distance of 104.48' to a point of curvature; THENCE

(3) On a curve to the right having a radius of 150.00' and still along Greene Road an arc length of 114.92' to a point; THENCE

(4) On a course of North  $39^{\circ} 54' 49''$  East still along Greene Road, a distance of 108.83' to a point of curvature; THENCE

(5) On a curve to the right having a radius of 25.00' an arc length of 38.15' to a point on the southerly side of Independence Avenue; THENCE

(6) On a curve to the left having a radius of 1,094.11' and along Independence Avenue an arc length of 228.87' to a point on the westerly side of Western Highway; THENCE

(7) On a course of South  $03^{\circ} 07' 06''$  West along the westerly side of Western Highway, a distance of 43.55' to a point; THENCE

(8) On a course of South  $04^{\circ} 33' 30''$  East still along the westerly side of Western Highway, a distance of 113.00' to the point and place of BEGINNING.

FOR INFORMATION ONLY: Premises also known as: 318 Western Highway, Tappan, NY 10983.



1. Property Location 318 Western Highway  
\*STREET NUMBER \*STREET NAME

Tappan 10983  
\*CITY OR TOWN VILLAGE \*ZIP CODE

2. Buyer Name SMK Home Builders Inc.  
\*LAST NAME/COMPANY FIRST NAME

LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) SMK Home Builders Inc.  
LAST NAME/COMPANY FIRST NAME

24 Waters Edge Congers NY 10920  
STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR  Part of a Parcel (Only If Part of a Parcel) Check as they apply:  
4A. Planning Board with Subdivision Authority Exists

5. Deed Property Size \*FRONT FEET X \*DEPTH OR 1.80 \*ACRES  
4B. Subdivision Approval was Required for Transfer   
4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Estate of Snowden Taylor Timothy Taylor, Executor  
\*LAST NAME/COMPANY FIRST NAME

LAST NAME/COMPANY FIRST NAME

\*7. Select the description which most accurately describes the use of the property at the time of sale:  
8. Ownership Type is Condominium

A. One Family Residential  
9. New Construction on a Vacant Land   
10A. Property Located within an Agricultural District   
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 11/07/2019  
\*12. Date of Sale/Transfer 01/30/2020  
\*13. Full Sale Price 700,000.00  
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:  
 A. Sale Between Relatives or Former Relatives  
 B. Sale between Related Companies or Partners in Business.  
 C. One of the Buyers is also a Seller  
 D. Buyer or Seller is Government Agency or Lending Institution  
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F. Sale of Fractional or Less than Fee Interest (Specify Below)  
 G. Significant Change in Property Between Taxable Status and Sale Dates  
 H. Sale of Business is Included in Sale Price.  
 J. None  
Comment(s) on Condition:

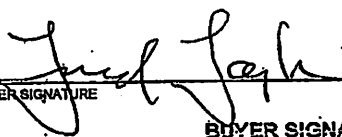
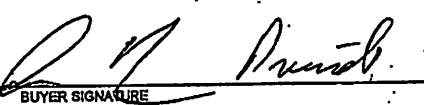
14. Indicate the value of personal property included in the sale 0.00 Executor's Deed

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 19 \*17. Total Assessed Value 221,000  
\*18. Property Class 210 \*19. School District Name South Orangetown CSD  
\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))  
74.18-2-34

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE  
  
SELLER SIGNATURE DATE  
BUYER SIGNATURE  
  
BUYER SIGNATURE DATE 1/30/2020

BUYER CONTACT INFORMATION  
(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)  
SMK Home Builders Inc.  
\*LAST NAME FIRST NAME  
(845) 727-4121 \*TELEPHONE NUMBER (Ex: 9999999)  
\*AREA CODE \*TELEPHONE NUMBER (Ex: 9999999)  
24 Waters Edge  
\*STREET NUMBER \*STREET NAME

**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 1 of 12**

**TO: Jay Greenwell, 85 Lafayette Avenue, Suffern,  
New York, 10901  
FROM: Orangetown Planning Board**

**RE: SMK Greene Subdivision Plan:** The application of SMK Home Builders, owner, for Prepreliminary/ Preliminary Subdivision Plan at a site to be known as "SMK Greene Subdivision Plan", in accordance with Article 16 of the Town Law of the State of New York, the Land Development Regulations of the Town of Orangetown, Chapter 21 of the Code of the Town of Orangetown and to determine the environmental significance of the application pursuant to the requirements of the New York State Environmental Quality Review Act. The site is located at 318 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, in the Tappan Historic Area and as shown on the Orangetown Tax Map as Section 74.18, Block 2, Lot 34; in the R-15 zoning district.

Heard by the Planning Board of the Town of Orangetown at Virtual meetings held **Monday, June 1, 2020 and Wednesday, June 24, 2020**, at which time the Board made the following determinations:

Board Member Robert Dell recused himself from the proceedings of this item.

**June 1, 2020**

Jay Greenwell and Sean Keenan appeared and testified.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated May 29, 2020.
2. An Interdepartmental memorandum from the Department of Environmental Management and Engineering (DEME), Town of Orangetown, signed by Bruce Peters, P.E., dated April 3, 2020.
3. A letter from Brooker Engineering, signed by Kenneth DeGennaro, PE, dated April 26, 2020.
4. Letters from Rockland County Department of Planning, signed by Douglas Schuetz, Acting Commissioner of Planning, dated March 19, 2020 and Michael Kezner, dated March 11, 2020.
5. Letters from Rockland County Highway Department, signed by Dyan Rajasingham, Engineer III, dated March 11 & 16, 2020.
6. A letter from Rockland County Sewer District No. 1, signed by Joseph LaFiandra, Engineer II, dated March 31, 2020.
7. A letter from the Town of Orangetown Zoning Board of Appeals, signed by Daniel W. Sullivan, Chairman, dated March 4, 2020.
8. Notice from Suez, signed by Bill Prehoda, dated March 9, 2020.
9. Notice from Rockland County Division of Environmental Resources dated March 3, 2020.

TOWN CLERK'S OFFICE

2020 JUL 14 A P 29

TOWN OF ORANGETOWN

**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 2 of 12**

10. Project Narrative submitted by Jay Greenwell, PLS.
11. A Full Environmental Assessment Form, signed by Jay Greenwell, PLS, dated February 10, 2020.
12. Hydraulic Analysis and Stormwater Design Calculations, prepared for SMK Greene Subdivision, prepared by Paul Gdanski, P.E., dated January 11, 2020.
13. Subdivision Plan prepared by Jay Greenwell, PLS, dated December 5, 2019, unless noted:
  - Sheet 1: Subdivision of Property for SMK Greene, dated November 26, 2019
  - Sheet 2: Grading, Drainage & Utility Plan with Erosion Control for SMK Greene
  - Sheet 3: Erosion Control/ Limit of Disturbance for SMK Greene
  - Sheet 4: Detail Sheet for SMK Greene

The hearing was then opened to the Public.

**Public Comment:**

Janet Armetta, 20 Greene Road, Tappan; requested information regarding the proposed type of houses to be constructed and when the site is under construction, how will it be managed.

Vickie Cooper, 360 Western Highway, Tappan; noted that the neighborhood needs a mix use type of use on the site. She owns property across from the site and wants to dispose of it.

Diana Spain, 28 Greene Road, Tappan; expressed concerns regarding two proposed driveways that will impact her property. She requested that the site be developed with only 4 lots.

Marie Reger, 32 Greene Road, Tappan; raised concerns regarding the number of proposed lots and driveways entering Greene Road. She requested that the site have only 4 lots instead of five.

The applicant requested a **Continuation**.

**June 24, 2020**

Jay Greenwell, Sean Keenan and Donald Brenner appeared and testified.

The Board received the following communications:

1. An interdepartmental memorandum from the Office of Building, Zoning, Planning Administration and Enforcement, Town of Orangetown, signed by Jane Slavin, R.A., AIA, Director, dated June 18, 2020, with an attachment.

TOWN CLERK'S OFFICE  
2020 JUL 14 A 9:29  
TOWN OF ORANGETOWN

**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 3 of 12**

2. Emails from the following area residents:  
Elizabeth and Allan Colin, 23 Gregg Court, Tappan  
Michele and Joseph McKiernan, 14 Berry Court, Tappan  
Jeanne Davis, Berry Court, Tappan  
Margaret McNamara, 38 Greene Road, Tappan  
Laxmi Solanki  
Marie Reger, 32 Gregg Court, Tappan  
John McNamara, 38 Greene Road, Tappan  
Michael Armetta, 20 Greene Road, Tappan

The Board reviewed the information. The hearing was then opened to the Public.

**Public Comment:**

Joseph McKiernan, 14 Berry Court, Tappan; wanted to know the types of homes to be constructed and the square footage of the houses.

There being no one else to be heard from the Public, a motion was made to close the Public Hearing portion of the meeting by Michael Mandel and second by Andrew Andrews and carried as follows: Thomas Warren, Chairman, aye; William Young, Vice Chairman, aye; Michael Mandel, aye; Robert Dell, recused; Stephen Sweeney, absent; Andrew Andrews, aye, Michael McCrory, aye and Bruce Bond, aye.

The proposed action is classified as an "unlisted action" as defined by Section 617.2 (ak) of the New York State Environmental Quality Review Regulations (SEQRR). No agency, other than the Orangetown Planning Board will have any significant involvement in the review process, pursuant to Section 617.6 of SEQRA. On motion by William Young and second by Andrew Andrews and carried as follows: Thomas Warren, Chairman, aye; William Young, Vice Chairman, aye; Michael Mandel, aye; Robert Dell, recused; Stephen Sweeney, absent; Andrew Andrews, aye, Michael McCrory, aye and Bruce Bond, aye, the Board declared itself Lead Agency.

Pursuant to New York Code, Rules & Regulations (NYCRR) Section 617.7, the Town of Orangetown Planning Board, as lead agency, for the reasons articulated in this Board's analysis of all of the submissions by the applicant, interested agencies, departments and the public, with respect to this project including the Environmental Assessment Form, which reasons are summarized in the motion, hereby determines that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared.

TOWN CLERK'S OFFICE  
2020 JUL 14 A 4 29  
TOWN OF ORANGETOWN



**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 4 of 12**

After having identified the relevant areas of environmental concern, namely drainage, surface water runoff, land clearing, vegetation, fauna, traffic and noise levels, and after having taken a hard look at said environmental issues, and after having deliberated regarding such concerns, and having heard from the applicant, and having heard from the following offices, officials and/or Departments: (Town of Orangetown): Office of Building, Zoning, Planning Administration and Enforcement and Department of Environmental Management and Engineering; and having heard from the following involved and interested agencies: Town of Orangetown Zoning Board of Appeals, Rockland County Highway Department, Rockland County Highway Department, Rockland County Department of Planning, Rockland County Sewer District #1, and having reviewed the drawings presented by Jay Greenwell, PLS, a summary of the reasons supporting this determination are, and the Planning Board finds that the proposed action:

- Will not significantly affect existing air quality or noise levels;
- Will not significantly affect existing surface water quality or quantity or drainage;
- Will not significantly affect existing ground water quality or quantity;
- Will not significantly affect existing traffic levels;
- Will not create a substantial increase in solid waste production;
- Will not create a potential for erosion, flooding, leaching or drainage problems;
- Will not have a significant adverse impact on the environmental characteristics of our critical environmental area or environmentally sensitive sites or features;
- Will not have an impairment of the character or quality of important historical, archeological or architectural resources;
- Will not have an impairment of the character or quality of important aesthetic resources;
- Will not have an impairment of existing community or neighborhood character;
- Will not remove or destroy large quantities of vegetation or fauna;
- Will not remove or destroy large quantities of wildlife species or migratory fish;
- Will not have a significant adverse impact to natural resources;
- Is consistent with the Town of Orangetown Comprehensive/Master Plan;
- Will not have adverse economic or social impacts upon the Town;
- Will not create a hazard to human health; and
- Will not create a substantial change in the use of land, open space or recreational resources.

TOWN OF ORANGETOWN  
2020 JUL 14 A 9 29  
TOWN CLERK'S OFFICE

**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 5 of 12**

On motion by William Young and second by Andrew Andrews and carried as follows: Thomas Warren, Chairman, aye; William Young, Vice Chairman, aye; Michael Mandel, aye; Robert Dell, recused; Stephen Sweeney, absent; Andrew Andrews, aye, Michael McCrory, aye and Bruce Bond, aye, the Board made a Negative Declaration pursuant to SEQRA.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was granted **Preliminary Subdivision Approval Subject to the Following Conditions:**

1. The following note shall be placed on the site plan: "At least one week prior to the commencement of any work, including the installation of erosion control devices or the removal of trees and vegetation, a Pre-construction meeting must be held with the Town of Orangetown Department of Environmental Management and Engineering, Superintendent of Highways and the Office of Building, Zoning and Planning Administration and Enforcement. It is the responsibility and obligation of the property owner to arrange such a Meeting."

2. Stormwater Management Phase II Regulations: Additional certification, by an appropriate licensed or certified design professional shall be required for all matters before the Planning Board indicating that the drawings and project are in compliance with the Stormwater Management Phase II Regulations.

3. The applicant is required to obtain approval from the Town of Orangetown Zoning Board of Appeals for the following variance: Per Chapter 43, table 3.12, Column 7;

<u>Variance</u>	<u>Required</u>	<u>Proposed</u>
Lot #4 - Minimum Street Frontage	75 feet	30 feet

4. The applicant shall return to the Orangetown Planning Board with revised plans after its appearance at the Town of Orangetown Zoning Board of Appeals. The reason for this condition is that prior to the meeting, the applicant submitted new plans with the following changes, which had not been reviewed by the Planning Board or other agencies:

- Driveway to the lot (flag lot) had been moved from Greene Street to Western Highway
- Deeding of frontage on Wester Highway to Rockland County was reduced which removed the need for one zoning variance (lot size was less than 15,000 square feet).

5. The Subdivision, Site and Landscaping Plans shall be reviewed by the Town of Orangetown Architecture and Community Appearance Board of Review.

6. The Full Environmental Assessment Form appears to be in order.

7. The Drainage calculations supplied are currently under review by DEMF. However, the total area of disturbance shall be added to the project narrative. Also, installation and maintenance instructions for the C-100 system shall be added to the calculations.

**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 6 of 12**

8. The subsurface Cultec stormwater systems are labeled as "detention" systems. However, the details for these systems along with the drainage calculations, indicate that they are "recharge" systems. This inconsistency shall be corrected.
9. Soil borings, perc tests and determination of groundwater elevations shall be performed at ALL of the proposed subsurface stormwater facilities. These tests/ investigations shall be performed in the spring when the ground water table is typically at its highest. This shall be done **PRIOR** to this proposal receiving **Final Approval** and the information/ test results/ evaluations shall be added to the drainage calculations. Copies of all correspondence related to this issue shall be submitted to DEME and the Building Department for review and approval.
10. Emergency overflow facilities shall be designed and depicted for all of the proposed subsurface stormwater control facilities. This may require adding additional catch basins/ piping to Greene Road/ Independence Avenue/ Western Highway.
11. The proposed catch basin for lots #2 and #3 shall be replaced with trench drains. Details for same shall be added to the drawings.
12. Post construction stormwater maintenance "agreements", - for each lot, for the proposed stormwater system shall be submitted to DEME and the Orangetown Town Attorney's Office for review and approval. These agreements/ requirements shall be added as addenda (or equivalent) to the deeds for each lot. Proof that these agreements are made part of each deed will be submitted to the Town Attorney's office and DEME. Said agreement shall include a maintenance and management schedule, inspection check list, contact person with a telephone number, yearly report to be performed, saved by the property owner and available for inspection and review by DEME upon request.
13. In order for the Town of Orangetown Sewer Department to even consider allowing the use of the existing sanitary house lateral by Lot #3, the existing lateral shall be tv'd by the applicant/ applicant's contractor and witnessed by the Orangetown Sewer Inspector. A determination will then be made by the Orangetown Sewer Inspector. If it is determined that the existing lateral cannot be used, a new lateral shall be installed for said Lot #3. A note shall be added to the plan roughly stating that the existing sanitary house lateral shall be tv'd by the applicant and witnessed by the Town Sewer Inspector. The Town Sewer Inspector will decide if the existing sanitary lateral can be used for proposed Lot #3.
14. The proposed sanitary cleanout for Lot #3 shall be installed on the existing/ new lateral, not offset as currently shown on the drawings.

TOWN CLERK'S OFFICE

29 JUL 14 2020

TOWN OF ORANGETOWN

**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 7 of 12**

15. The applicant's engineer shall consider relocating the proposed sanitary sewer house connection for Lot #4 to "tie" into the sanitary main on Western Highway. This is necessary to limit the number of sanitary crossings over the existing 42-inch RCP drainage line along Independence Avenue.
16. The proposed driveway for Lot #5 shall be realigned to be more "perpendicular" to Greene Road and moved away from the proposed driveway for Lot #4.
17. An existing conditions plan shall be added to the drawing set.
18. A note shall be added to the Subdivision Plan indicating the source benchmark for the referenced datum, including the BM elevation.
19. Typical details shall be added to the drawings (e.g. concrete curbing, concrete sidewalk, etc.)

**20. Drainage Review Recommendation- Brooker Engineering**

The Drainage Consultant to the Planning Board, Brooker Engineering, held that the proposed action has provided sufficient drainage information that demonstrates that potential significant adverse impacts with respect to drainage can be mitigated and therefore recommends that the SMK Greene Subdivision be approved for drainage subject to the following comments.

**Project Description**

This is the first drainage review report for this application. The property is located at the southwest corner of the intersection of Independence Avenue and Western Highway and has frontage along Greene Road on the west side of the parcel. The site is wooded, with an existing single family home in the center of the site and driveways to both Greene Road and Western Highway. All existing impervious area is proposed to be removed. The site has a moderate downhill slope to the east.

The proposed action will remove all existing impervious area and subdivide the property into five single family residential lots in an R-15 zoning district. No road extensions or public improvements are required for the proposed configuration. All lots propose individual underground detention units to provide stormwater mitigation for the individual lots, which are to be maintained by the individual homeowners.

**Project Comments**

1. The drainage report shall have subarea maps for existing and proposed conditions. The subarea map for proposed conditions shall evaluate how overflows from the uphill subareas will contribute to the downhill detention systems.

TOWN OF ORANGETOWN  
2020 JUL 14 A 9:29  
TOWN CLERK'S OFFICE

**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 8 of 12**

**Continuation of Condition #20...**

2. Overflows for each of the detention systems shall be clearly shown on the plan.
  3. Floor elevations for Lot 4 shall match the grading. Additional detail shall be provided to show that drainage on the west side of the house will be directed around the structure.
  4. Invert, top of pipe, and stone elevations shall be added to the profile for each detention system on Sheet 4.
  5. Show footing drains for each building.
  6. The applicant shall investigate locating the sanitary sewer house connection for Lot 4 to the existing sanitary sewer on Greene Road, which eliminate the sanitary sewer easement over Lot 2.
  7. Provide driveway details for Lots 2 and 3 with a cross slope to direct runoff to the proposed catch basins on the driveway. Label the area of driveway directed to the catch basin on the plan for ease of construction inspection.
  8. The header pipe included in the drainage calculations shall be shown in the drainage details.
  9. Connections between the Cultec units and means for access for maintenance shall be shown on the drainage details. The maintenance schedule and procedures shall be provided on the Subdivision Drawings. Provisions for isolating debris and leaf litter prior to entering the Cultec systems shall be included in the design.
  10. Test pit information showing separation to groundwater and perc rate information shall be provided.
- 21. Rockland County Department of Planning had the following comments which are incorporated herein as conditions of approval:**
1. As required by the Rockland County Stream Control Act, the subdivision map must be reviewed and approved by the Chairman of the Rockland County Drainage Agency before the Rockland County Clerk will accept same for filing.
  2. The applicant must comply with the conditions of the Rockland County Highway Department in their letter of March 11, 2020. All required permits must be obtained prior to the start of construction.
  3. A review must be completed by the Rockland County Department of Health, any comment or concerns addressed, and any required permits obtained.
  4. Prior to any grading or construction on the site, a soil and erosion control plan shall be developed that meets the New York State Guidelines for Urban Erosion and Sediment Control.

TOWN OF ORANGETOWN  
2020 JUL 14 A 9 29  
TOWN CLERK'S OFFICE

**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 9 of 12**

**Continuation of Condition #21...**

5. There shall be no net increase in stormwater runoff from the site.
6. Map note #4 indicates that there are two existing lots as part of this proposal. This must be corrected to one lot.
7. Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Towns, Villages, and County with an adequate supply of water. All major subdivision, i.e. those with five or more lots, must be reviewed and approved by the Rockland County Department of Health (RCDOH) prior to filing with the county clerk. RCDOH is mandated by New York State Law to ensure that such subdivision will have both an adequate and satisfactory sewerage facilities. RCDOH must also review and approve all public water supply improvements, e.g. water main extensions, including those required to serve a proposed major subdivision. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained within the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Further, both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier.
8. The Rockland County Department of Planning requests the opportunity to review any variances that may be requested from the Town of Orangetown Zoning Board of Appeals in order to implement the revised Site Plan, as required by New York State General Municipal Law, Section 239-m, (a)(v).

**22. The Rockland County Department of Highways (RCHD) reviewed the plans and information and offered the following comments:**

- The entrance driveway shall be placed on least traveled public roadways to minimize traffic conflicting points.
- The driveway entrance on Western Highway (County Highway) shall not be placed closer than 35 feet to the intersection of Western Highway and Independence Avenue.
- Private development adjacent to public roads will not be allowed to significantly increase either the runoff velocity or rate of runoff as it enters the public road drainage system.
- The strip of area as noted in the subdivision map shall be dedicated to the County of Rockland for inclusion in the highway system prior to recording the subdivision map, if it is approved by the Town Clerk.

TOWN OF ORANGETOWN  
2020 JUL 14 A 9:29

**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 10 of 12**

23. The Rockland County Sewer District #1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District and request no future correspondence for this site.

24. The following agencies do not object to the Town of Orangetown Planning Board assuming responsibilities of lead agency for SEQRA purposes:

- Rockland County Highway Department
- Rockland County Sewer District #1
- Town of Orangetown Zoning Board of Appeals
- Rockland County Department of Planning

25. All of the conditions of this decision, shall be binding upon the owner of the subject property, its successors and /or assigns, including the requirement to maintain the property in accordance with the conditions of this decision and the requirement, if any, to install improvements pursuant to Town Code §21. Failure to abide by the conditions of this decision as set forth herein shall be considered a violation of Subdivision Plan Approval pursuant to Town Code §21 and §6A.

26. The applicant shall comply with all pertinent items in the Guide to the Preparation of Subdivisions and Board Decisions prior to signing the final plans.

27. All reviews and approvals from various governmental agencies must be obtained prior to stamping of the Subdivision Plan.

28. TREE PROTECTION: The following note shall be placed on the Subdivision Plan:

The Tree Protection and Preservation Guidelines adopted pursuant to Section 21-24 of the Land Development Regulations of the Town of Orangetown will be implemented in order to protect and preserve both individual specimen trees and buffer area with many trees. Steps that will be taken to reserve and protect existing trees to remain are as follows:

- a. No construction equipment shall be parked under the tree canopy.
- b. There will be no excavation or stockpiling of earth underneath the trees.
- c. Trees designated to be preserved shall be marked conspicuously on all sides at a 5 to 10 foot height.

d. The Tree Protection Zone for trees designated to be preserved will be established by one of the following methods:

- One (1) foot radius from trunk per inch DBH
- Drip line of the Tree Canopy. The method chosen should be based on providing the maximum protection zone possible. A barrier of snow fence or equal is to be placed and maintained one yard beyond the established tree protection zone. If it is agreed that the tree protection zone of a selected tree must be violated, one of the following methods must be employed to mitigate the impact:

TOWN OF ORANGETOWN  
2020 JUL 14 A 9:30  
TOWN CLERK'S OFFICE

**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 11 of 12**

**Continuation of Condition #28...**

- Light to Heavy Impacts – Minimum of eight inches of wood chips installed in the area to be protected. Chips shall be removed upon completion of work.
  - Light Impacts Only – Installation of ¾ inch of plywood or boards, or equal over the area to be protected.
- The builder or its agent may not change grade within the tree protection zone of a preserved tree unless such grade change has received final approval from the Planning Board. If the grade level is to be changed more than six (6) inches, trees designated to be preserved shall be welled and/or preserved in a raised bed, with the tree well a radius of three (3) feet larger than the tree canopy.

**29.** All landscaping shown on the site plans shall be maintained in a vigorous growing condition throughout the duration of the use of this site. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

**30.** Prior to the commencement of any site work, including the removal of trees, the applicant shall install the soil erosion and sedimentation control as required by the Planning Board. Prior to the authorization to proceed with any phase of the site work, the Town of Orangetown Department of Environmental Management and Engineering (DEME) shall inspect the installation of all required soil erosion and sedimentation control measures. The applicant shall contact DEME at least 48 hours in advance for an inspection.

**31.** The contractor's trailer, if any is proposed, shall be located as approved by the Planning Board.

**32.** If the applicant, during the course of construction of any required public improvements or private sanitary or storm sewer improvements, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, such conditions shall be reported immediately to DEME. The applicant (or the applicant's engineer) shall submit their recommendations as to the special treatment or design modification to be given such areas to secure adequate, permanent and satisfactory construction. DEME shall investigate the condition(s), and shall either approve the applicant's (applicant's engineer's) recommendations to correct the condition(s), or order a modification thereof. In the event of the applicant's (applicant's engineer's) disagreement with the decision of DEME, or in the event of a significant change resulting to the subdivision plan or site plan or any change that involves a wetland regulated area, the matter shall be decided by the agency with jurisdiction in that area (i.e. Federal Wetlands - U.S. Army Corps of Engineers).

TOWN CLERK'S OFFICE  
2020 JUL 14 A 9 30  
TOWN OF ORANGETOWN



**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020  
Page 12 of 12**

33. Permanent vegetation cover of disturbed areas shall be established on the site within thirty (30) days of the completion of construction.

34. Prior (at least 14 days) to the placing of any road sub-base, the applicant shall provide the Town of Orangetown Superintendent of Highways and DEME with a plan and profile of the graded road to be paved in order that these departments may review the drawings conformance to the approved construction plans and the Town Street Specifications

35. The Planning Board shall retain jurisdiction over lighting, landscaping, signs and refuse control.

The foregoing Resolution was made and moved by William Young and second by Bruce Bond and carried as follows: Thomas Warren, Chairman, aye; William Young, Vice Chairman, aye; Andrew Andrews, aye; Bruce Bond, aye; Michael Mandel, nay; Robert Dell, recused; Stephen Sweeney, absent and Michael McCrory, nay.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Planning Board.

Dated: June 24, 2020  
Cheryl Coopersmith  
Town of Orangetown Planning Board  
Attachment



TOWN OF ORANGETOWN  
2020 JUL 14 A 9 30  
TOWN CLERK'S OFFICE

**State Environmental Quality Review Regulations  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

**PB #20-20: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval  
Subject to Conditions  
Neg. Dec.**

**Town of Orangetown Planning Board Decision  
June 24, 2020**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.

The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**NAME OF ACTION: SMK Greene Subdivision Plan  
Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec.**

SEQR STATUS: Type I \_\_\_\_\_ Unlisted XXXXXX  
CONDITIONED NEGATIVE DECLARATION: Yes \_\_\_\_\_ No XXXXXX

**DESCRIPTION OF ACTION: Subdivision Plan Review**

**LOCATION:** The site is located at 318 Western Highway, Tappan, Town of Orangetown, Rockland County, New York, in the Tappan Historic Area and as shown on the Orangetown Tax Map as Section 74.18, Block 2, Lot 34; in the R-15 zoning district.

**REASONS SUPPORTING THIS DETERMINATION:**

The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:

The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed action. The proposed action is consistent with the Town of Orangetown Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.

If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.

For Further Information contact:

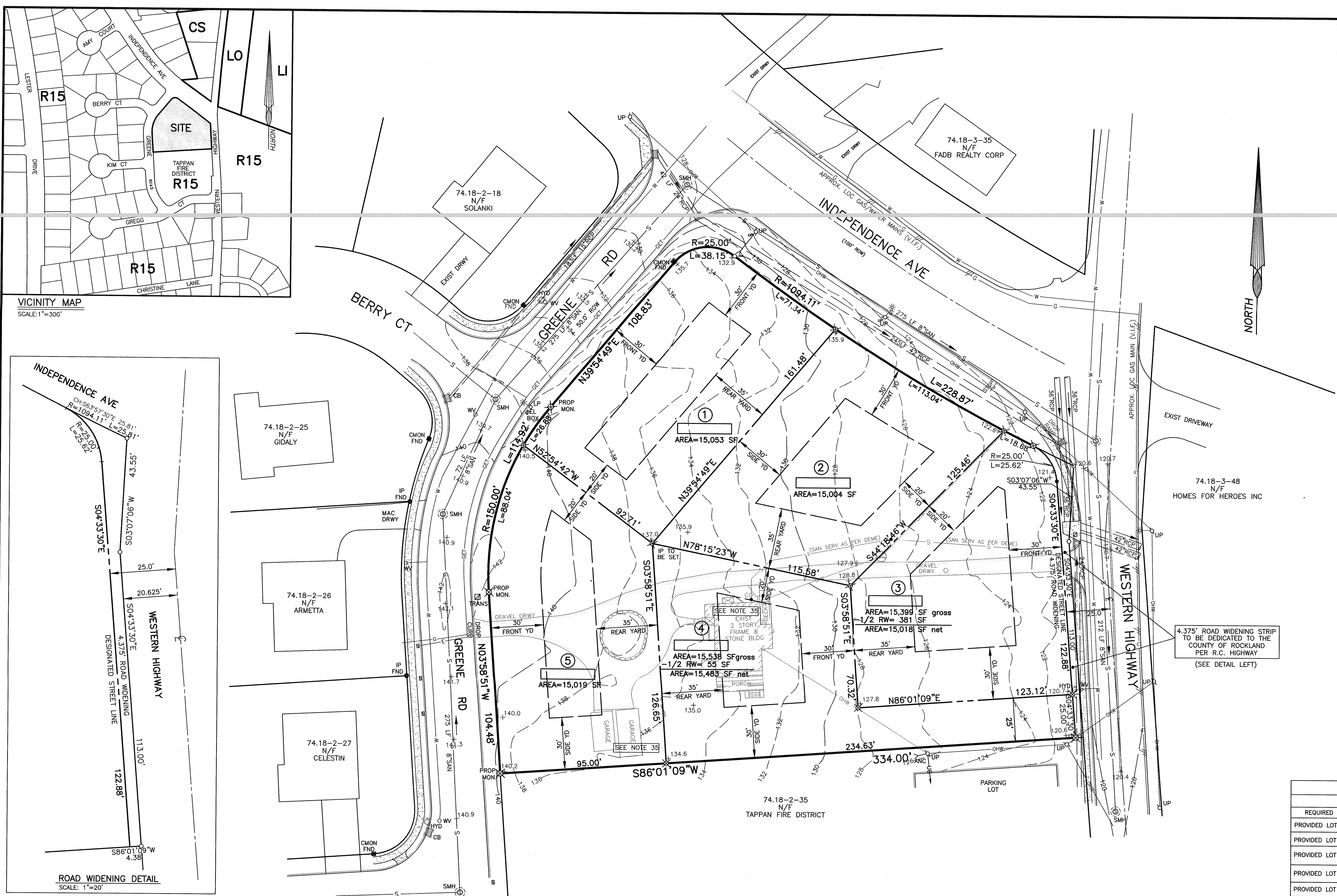
Office of Building, Zoning and Planning  
Administration and Enforcement  
Town of Orangetown  
20 Greenbush Road  
Orangeburg, NY 10962  
Telephone Number: 845-359-5100

For Type I Actions and Conditioned Negative Declarations, a copy of this notice is sent: - Commissioner, New York State Department of Environmental Conservation, - Region 3 Headquarters, NYSDEC, - Town Supervisor, Applicant, Involved Agencies

2020 JUL 14 A 9:30

TOWN OF ORANGETOWN

- SUBDIVISION NOTES:**
- THIS IS A SUBDIVISION OF TAX LOT 74.18-2-34 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
  - RECORD OWNER: SMK HOME BUILDERS, 24 WATERS EDGE, CONGERS, NY 10920
  - APPLICANT: SAME AS ABOVE
  - NUMBER OF LOTS: 2 EXISTING, 5 PROPOSED
  - AREA = 76,014 SF = 1.7450 AC
  - ZONE: R-15
  - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
  - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND 8. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L.A.M. OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
  - THIS PLAT IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
  - ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE COMMENCEMENT OF ANY CERTIFICATE OF OCCUPANCY.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE PLANS HAVE BEEN APPROVED BY ACABOR AND/OR HADR.
  - NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPT.
  - MONUMENTS ARE TO BE SET AT ALL CORNERS OF ORIGINAL PARCEL WHERE NOT OTHERWISE MARKED. (SHOWN THUS: )
  - DATUM: NAVD 88
  - NEW TAX LOT NUMBERS SHOWN THUS: [74.18-2-X]
  - THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH, TO BE INSTALLED AFTER FINAL GRADING.
  - ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING.
  - SIDEWALKS AND CURBS, WHERE REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPT. SPECIFICATIONS. (SEE APPROVED "GRADING, DRAINAGE & UTILITY PLAN" ON FILE WITH THE TOWN OF ORANGETOWN)
  - ALL SEWER CONNECTIONS SHALL BE APPROVED BY THE ORANGETOWN DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY SANITARY SEWER WORK BEING PERFORMED.
  - THE APPLICANT'S ENGINEER SHALL PROVIDE A COPY OF THE FIELD PERC TEST TO THE TOWN OF ORANGETOWN DEPT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) AND THE BUILDING DEPT. PRIOR TO THE SIGNING OF THE PLAT, TO ENSURE ADEQUACY OF DESIGNED DRAINAGE SYSTEM.
  - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPT. SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
  - PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS.
  - ALL LANDSCAPING SHOWN ON THE SUBDIVISION PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
  - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL MEASURES AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN D.E.M.E. SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.
  - NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY DEPT. OF HEALTH AND/OR THE TOWN OF ORANGETOWN.
  - SANITARY SEWER INFILTRATION & EXFILTRATION LIMIT IS 100 GALLONS PER INCH DIAMETER PER MILE PER DAY. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF ORANGETOWN. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.
  - THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES ARE AS FOLLOWS:
    - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    - THERE WILL BE NO EXCAVATION OR STOCKPIILING OF EARTH UNDERNEATH TREES.
    - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
    - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
      - ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
      - DROP LINE OF THE TREE CANOPY
 THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
      - LIGHT TO HEAVY IMPACTS- MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
      - LIGHT IMPACTS ONLY- INSTALLATION OF 3/4 INCH OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
 THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES TREES DESIGNATED TO BE PRESERVED SHALL BE ALLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
  - ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MIN. SLOPE OF 2%.
  - HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MIN. SEPARATION OF 10 FEET.
  - THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
  - IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S) AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITION(S), OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON THE PLAT, OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (i.e. WETLANDS-US ARMY CORP OF ENGINEERS)
  - PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
  - THE PLANNING BOARD SHALL RETAIN CONTROL OVER LIGHTING, LANDSCAPING, SIGNS & REFUSE CONTROL.
  - ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO THE SIGNING OF THE SUBDIVISION PLAT.



**LEGEND**

DRAINAGE INLET W/PIPES	
DRAIN MANHOLE/ WITH PIPES	
TOP CURB ● CATCH BASIN	
TOP GRATE FIELD INLET	
REINFORCED CONCRETE PIPE	
CORRUGATED PLASTIC PIPE	
UTILITY POLE	
UTILITY POLE WITH LIGHT	
WATER VALVE	
HYDRANT	
GAS VALVE	
IRRIGATION CONTROL VALVE	
OVERHEAD WIRES	
GAS LINE	
GAS, ELEC	
WATER LINE	
CONTOUR LINE	
SPOT GRADE	+ 520.5

THIS IS TO CERTIFY THAT THE "SMK GREENE SUBDIVISION" WAS APPROVED ON THE DATE SHOWN BELOW. CONSENT IS HEREBY GIVEN TO THE FILING OF THIS MAP IN THE OFFICE OF THE COUNTY CLERK OF ROCKLAND COUNTY. THIS APPROVAL IS NULL AND VOID IF WATER AND SEWAGE DISPOSAL FACILITIES ARE NOT INSTALLED IN ACCORDANCE WITH THE FILED PLANS OR AMENDMENTS THERETO APPROVED BY THE DEPARTMENT.

SENIOR PUBLIC HEALTH ENGINEER P.E. DATE

OWNERS APPROVAL FOR FILING:

OWNER DATE

APPROVAL-ROCKLAND COUNTY DRAINAGE AGENCY

CHAIRMAN DATE

ORANGETOWN PLANNING BOARD APPROVAL:

DATE REVISIONS

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 11-22-19.

JAY A. GREENWELL, PLS NYS LIC.# 49676

SUBDIVISION OF PROPERTY FOR  
**SMK GREENE**  
TAPPAN, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, STATE OF NEW YORK

**JAY A. GREENWELL, PLS**  
SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756  
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BULK REGULATIONS - R15 - SINGLE FAMILY RESIDENCE									
	MIN LOT AREA	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	MAX F.A.R.
REQUIRED	15,000 SF	100 FT	75 FT	30 FT	20 FT	50 FT	35 FT	1FT/FT	0.20
PROVIDED LOT 1	15,053 SF	160±	245.20'	30'	20'	N/A	35'+	≤1'/FT	<0.20
PROVIDED LOT 2	15,004 SF	109±	113.04'	30'+	20'+	50'+	35'+	≤1'/FT	<0.20
PROVIDED LOT 3	15,399 SF gross 15,018 SF net	136±	167.18'	30'+	20'+	50'+	35'+	≤1'/FT	<0.20
PROVIDED LOT 4	15,538 SF gross 15,483 SF net	108±	25.00'	30'+	20'+	50'+	35'+	≤1'/FT	<0.20
PROVIDED LOT 5	15,019 SF	165±	192.52'	30'+	20'+	50'+	35'+	≤1'/FT	<0.20

\* = VARIANCE REQUIRED





**LEGEND**

DRAINAGE INLET W/PIPES	
DRAIN MANHOLE/ WITH PIPES	
TOP CURB @ CATCH BASIN	TCCB
TOP GRATE FIELD INLET	TGFI
REINFORCED CONCRETE PIPE	RCP
CORRUGATED PLASTIC PIPE	CPP
UTILITY POLE	UP
UTILITY POLE WITH LIGHT	
WATER VALVE	WV
HYDRANT	HYD
GAS VALVE	GV
OVERHEAD WIRES	OHW
GAS LINE	G
GAS, ELEC, TEL	GET
WATER LINE	W
GAS, ELEC, TEL, CATV	GETC
CATV, TEL	C/T
ROOF LEADER	RL
CONTOUR LINE	-520
SPOT GRADE	+ 520.5
PROPOSED CONTOUR LINE	[522]
PROPOSED SPOT GRADE	⊙ 524.0

**IMPERVIOUS SURFACE CALCULATIONS**

	NEW IMPERVIOUS SURFACE AREA	IMPERVIOUS SURFACE AREA REMOVED	NET IMPERVIOUS TO BE MITIGATED
LOT 1	3,120 SF	NONE	3,120 SF
LOT 2	3,102 SF	-350 SF	2,752 SF
LOT 3	3,238 SF	-986 SF	2,252 SF
LOT 4	4,391 SF	-2905 SF	1,486 SF
LOT 5	3,127 SF	-3,113 SF	14 SF
TOTAL	16,978 SF	-7,354 SF	9,624 SF

AREA OF DISTURBANCE= 50,593 SF  
AREA=1.16 AC

**TREE LEGEND**

12	SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)
K2	LETTER INDICATES TREE TYPE (SEE BELOW)
	SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE
A	= ASH
BN	= BUTTERNUT
B	= BIRCH
C	= CHERRY
CW	= COTTONWOOD
L	= LOCUST
M	= MAPLE
MG	= MAGNOLIA
K	= OAK
P	= PINE
	TREE TO BE REMOVED
	TREE TO BE PROTECTED

**GDANSKI CONSULTANTS, INC.**  
25 RIVERSIDE DRIVE  
SUFFERN, NEW YORK, 10901

PAUL GDANSKI, PE  
NYS LIC. 075890

JAY A. GREENWELL, PLS, LLC  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756  
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**GRADING, DRAINAGE AND UTILITY PLAN WITH EROSION CONTROL**

**SMK GREENE**  
TAPPAN, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, STATE OF NEW YORK

**JAY A. GREENWELL, PLS, LLC**  
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TAX LOT #	74.18-2-34
AREA	76,014 SF
FILE	2-21948 GRADE 5
SCALE	1" = 20'
DATE	7/10/20
JOB NO.	21948